

**CITY OF MILPITAS PLANNING COMMISSION  
MEETING AGENDA  
JULY 8, 2015  
CITY HALL COUNCIL CHAMBERS 7:00 P.M.  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035  
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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- IV. APPROVAL OF MINUTES:** June 24, 2015
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA:** July 8, 2015
- VIII. ELECTION OF OFFICERS:** Election of Planning Commission Officers (Chair and Vice Chair) to serve one-year terms.
- IX. PUBLIC HEARING**

- IX-1 AL HILAAL MOSQUE AND COMMUNITY CENTER – 372-374 Turquoise Street – ZA15-0003, UP15-0008:** The applicant is requesting a Zoning Text Amendment to conditionally permit assembly uses in Industrial Zones, and is concurrently requesting a use permit for a 13,125 sq. ft. assembly use at 372-374 Turquoise Street. Staff is recommending denial of the project, therefore there is no California Environmental Quality Act (CEQA) at this time. Project Planner: Adam Petersen 408-586-3274, [kpetersen@ci.milpitas.ca.gov](mailto:kpetersen@ci.milpitas.ca.gov)

*Recommendation: Staff recommends that the Planning Commission conduct the public hearing and adopt Resolution No. 15-021 recommending the City Council deny Zoning Amendment No. ZA15-0003 and Use Permit UP15-0008 to amend the Zoning Code to add new provisions conditionally permitting “places of assembly” uses in the Industrial Park (MP), Light Industrial (M1) and Heavy Industrial Zone (M2) and a Use Permit for a mosque and shared parking agreement in the Heavy Industrial Zone (M2) at 372-374 Turquoise Street.*

- IX-2 ULFERTS SIGN PROGRAM AMENDMENT - 768 Barber Lane - SA15-0002 -** A request for a Site Development Permit amendment to amend the existing sign program at the Ulferts Center. The project is exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Cindy Hom, (408) 586-3284,

***Recommendation: Adopt Resolution No. 15-023 approving Site Development Permit Amendment No. SA15-0002 to allow for an amendment to the master sign program for multi-tenant shopping center at 648-794 Barber Lane subject to the conditions of approval.***

**IX-3**

**PAN RESIDENCE – 1000 Country Club Drive – SA14-0002** - A request for a Site Development Permit Amendment for various site and building modifications to an existing hillside home currently under construction and reconfiguration of the open space. The project proposes a lot line adjustment to increase the size of the existing parcel and enlarge the existing landscaping easement. This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Cindy Hom, (408) 586-3284. [chom2@ci.milpitas.ca.gov](mailto:chom2@ci.milpitas.ca.gov)

***Recommendation: Staff recommends that the Planning Commission conduct the public hearing and adopt Resolution No. 15-024 recommending the City Council approve Site Development Permit Amendment No. SA14-0002 for various site and building modifications to an existing hillside home and reconfiguration of the open space subject to the findings and conditions of approval.***

**X. NEW BUSINESS**

**NO ITEMS**

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Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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**XI. ADJOURNMENT – The next Planning Commission meeting is scheduled for August 12, 2015.**

**KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035  
E-mail: [mogaz@ci.milpitas.ca.gov](mailto:mogaz@ci.milpitas.ca.gov) Phone (408) 586-3040

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